



* SWIMMING POOL IN AN INCREDIBLE GARDEN * SIX BEDROOMS ON FIRST FLOOR PLUS TWO OFFICES * FURTHER THREE RECEPTION ROOMS * HIGH-SPEC KITCHEN-FAMILY ROOM * NO ONWARD CHAIN * SIX PARKING SPACES PLUS DOUBLE LENGTH GARAGE * LARGEST PLOT ON THE ROAD * HEAVILY EXTENDED * This incredible home will offer the next owner not only a luxury finish throughout, but an abundance of internal space as well as an enviable garden and impressive frontage, and will very likely provide the next family with another 40-year family home!

The accommodation is comprised of; Two formal bay-fronted reception rooms, a kitchen-family room across the rear of the property, two offices on the ground floor, a utility room and downstairs w/c, and a welcoming porch and hallway with a bespoke winder staircase to the first floor. On the first floor the home makes use of yet more of the extensions, offering six bedrooms worthy of double beds, a family bathroom, and to the master; an ensuite, walk-in wardrobe and south-facing Juliet balcony. Externally, there is parking for six-to-seven vehicles on the in and out block paved driveway with two additional spaces in the double length garage, while to the rear, you will find a 24 foot heated swimming pool, a sun terrace and a large lawn and summerhouse perfect for a young family. The home is available to view now and is being offered with no onward chain.

- 24' heated Swimming Pool
- Walk to Chalkwell Station, Chalkwell Park, Chalkwell Esplanade and beachfront
- Sought-after position on the 'Chalkwell Hall' Estate
- Largest plot on the road with south facing garden
- In and out driveway for six-to-seven vehicles
- Six bedrooms all on the first floor
- Master suite with walk-in wardrobe and south-facing balcony
- Top quality Kitchen-family room
- Heavily extended family home
- Two offices, a downstairs w/c and a utility room

First Avenue

Westcliff-On-Sea

£1,250,000

Offers Over



First Avenue



Frontage

In and out block paved driveway providing parking for six-to-seven vehicles plus an additional two spaces in the double-length garage, shingle planting borders, garden wall and double doors leading to the front porch.

Front Porch

8'2" x 4'7"

UPVC double glazed leadlight windows to front and side aspects with lighting, a radiator, a tiled floor and two wooden and obscured glazed doors leading to:

Entrance Hallway

17'5" x 8'3"

Impressive entrance hall with bespoke staircase rising to first floor landing, electrics cupboard, double radiator, spotlighting, coving, cellar access, skirting and a tiled floor with underfloor heating.

Front Lounge

20'2" into bay x 11'8"

UPVC double glazed leadlight bay-fronted window, spotlighting, coving, skirting, tiled flooring with underfloor heating and two sets of double doors; one to the kitchen-family room and one back to the hallway.

Formal Dining Room

34'6" x 11'1"

UPVC double glazed bay-front window, spotlighting, coving, skirting and a tiled floor with underfloor heating.

Kitchen-Family Room

kitchen 12'4" x 11'1" family room 22'8" x 11'1"

Two sets of UPVC double glazed French doors with sidelights to rear aspect as well as an additional window to rear aspect, spotlighting, modern vertical double radiator and a secondary double radiator, coving, air-conditioning unit, skirting and a tiled floor with underfloor heating. Paul Newman Kitchen with both wall-mounted and base level units which are comprised of; two inset sinks with waste disposal, routed drainer and a hot water tap set into quartz worktops, island unit incorporating storage, breakfast bar area and a Siemens induction hob with integrated extractor, two eye-level integrated Siemens ovens, integrated wine cooler, integrated full-length fridge, integrated Siemens dishwasher, pan drawers and ample storage cupboards.

Utility Room

10'5" x 7'1"

Double glazed Velux window above, gloss kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap with a stainless steel splashback, wood effect laminate worktops with space for multiple appliances, loft access, two doors through to two separate offices, spotlighting, coving, skirting, radiator and a tiled floor with underfloor heating.

Front Office

8'3" x 6'11"

Door out to front of property with a double glazed Velux window above, fitted cupboards and desk, spotlighting, coving, radiator, skirting and carpet.

Rear Office

7'10" x 7'6"

UPVC double glazed door and window to rear aspect for garden access, a range of fitted units with integral desk, radiator, spotlighting, coving, skirting and a tiled floor.

Downstairs W/C

9'4" x 2'9"

Toilet with hidden cistern, wall-mounted wash basin with chrome mixer tap, extractor fan, coving, skirting and a tiled floor with underfloor heating.

First Floor Landing

18'2" max x 8'9"

Original stained glass feature window, loft access, spotlighting, coving, radiator, skirting and carpet.

Master Bedroom with attached South-Facing Balcony

16'9" x 13'1"

Large master suite with UPVC double glazed French doors and sidelights for south-facing balcony access, walk-in wardrobe, access to en-suite, radiator with decorative wooden cover, spotlighting, coving, skirting and carpet.

En-suite to Master

10'7" x 8'2"

Obscured UPVC double glazed window to front aspect, contemporary freestanding bath with chrome mixer tap and shower attachment, walk-in double shower with drencher head and secondary shower attachment, 'His and Hers' vanity unit with wash basins and chrome mixer taps, chrome radiator, spotlighting, tiled wall with shelving and a tiled floor with underfloor heating (room has its own separate water tank in garage).

Bedroom Two

16'11" into bay x 13'5"

UPVC double glazed leadlight bay-fronted window, spotlighting, coving, vanity unit with wash basin and chrome mixer tap, radiator, skirting and carpet.

Bedroom Three

14'4" into bay x 11'10"

UPVC double glazed bay-fronted window, coving, wall-mounted wash basin with chrome mixer tap, radiator, skirting and carpet.

Bedroom Four

11'5" x 9'10"

UPVC double glazed window to rear aspect, radiator, spotlighting, coving, skirting and carpet.

Bedroom Five

11'3" x 11'3" < 8'3"

UPVC double glazed window to rear aspect, radiator, spotlighting, coving, skirting and carpet.

Bedroom Six

7'10" x 7'10"

UPVC double glazed leadlight window to front aspect, radiator, coving, skirting and carpet.

Three-Piece Shower Room

8'5" x 5'6"

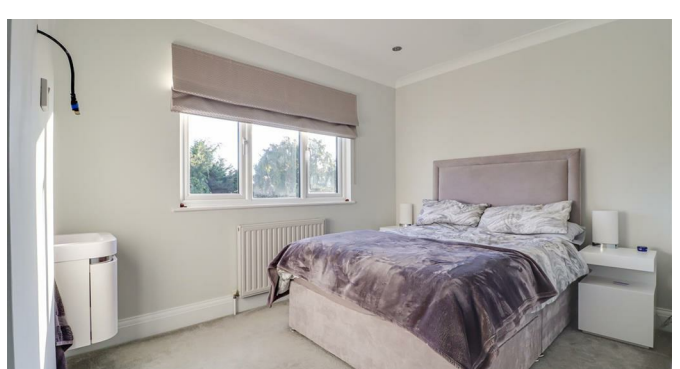
Obscured UPVC double glazed window to side aspect, walk-in double shower with drencher head and extractor fan, floating vanity unit with wash basin and chrome mixer tap, chrome towel radiator, fully tiled walls with inset shelf, w/c with hidden cistern, spotlighting and floor tiling with underfloor heating.

South-Facing Garden with Swimming Pool

Commences with an impressive paved sun terrace with steps down to the rest of the garden which is comprised of; 24x12' heated swimming pool with Roman-end and steps and a surrounding patio, large lawn area, mature planting borders and a feature tree which all offer a high level of privacy, summerhouse to rear of garden with pathway, side access to front of property and fencing all around.

Double-Length Garage

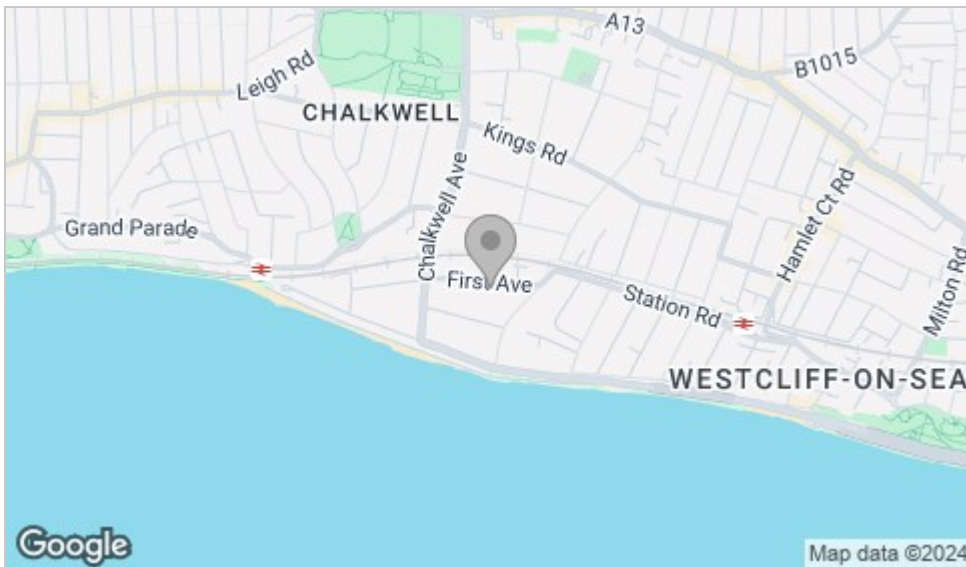
Room to park two vehicles with an electric up and over door, a UPVC double glazed obscured door and window to rear aspect, power, lighting, water tank and boiler.



Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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